

Exhibit A

Consolidated List of Assumed Contracts

Debtor Obligor	Counterparty Name	Description of Contract
Kings Supermarkets	Accountemps	Vendor Agreement - Temporary Staffing, dated as of 3/22/2019
Kings Super Markets, Inc.	Acme Retail Systems	Service Contracts, dated November 10, 2010 only for Store Numbers 21, 28, 29, 37, 38, 40, 42, 43, 44, 49, 51, 57, 58, 59, 60, 61, 64, 68, 102, 103, 116, 202, 310, 311, 314, and 315
Kings Super Markets, Inc. Balducci's Holdings LLC	Acme Retail Systems	Service Contracts, dated August 17, 2020 and all Amendments thereto only for Store Numbers 21, 28, 29, 37, 38, 40, 42, 43, 44, 49, 51, 57, 58, 59, 60, 61, 64, 68, 102, 103, 116, 202, 310, 311, 314, and 315
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Acxiom LLC (f/k/a Acxiom Corporation)	Services and Data Agreement, dated as of January 8, 2013 and all Amendments thereto
Kings Super Markets	Advanced Systems Concepts, Inc.	IT Service and License Agreement dated as of 7/26/2019
Balducci's Holding LLC	Advantage IQ, Inc. (Engie)	Client Service Agreement, dated April 8, 2009
Kings Super Market, Inc.	Aldon Computer Group	Software License Agreement, dated as of May 1, 1998 ²
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	AlertMedia Inc.	Confidential Proposal, dated April 16, 2020
Kings Super Markets, Inc.	American Express Travel Related Services Company, Inc.	Vendor Agreement, dated November 27, 2017
Kings Super Markets, Inc.	American Leasing Corporation	Master Lease Agreement, dated as of December 5, 2012 only
Balducci's Holdings LLC	American Leasing Corporation	Master Lease Agreement, dated as of September 13, 2016 only
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010309 dated March 27, 2017
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010310 dated April 19, 2017
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010311 dated April 19, 2017
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010312 dated April 19, 2017
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010314 dated January 9, 2018
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010315 dated January 29, 2018
Kings Super Markets, Inc.	American Leasing Corporation	Supplementary Agreement Lease #R010331 dated April 22, 2019
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010300 dated November 17, 2016

² Listed in the *Notice to Contract Counterparties to Potentially Assumed Executory Contracts and Unexpired Leases* [ECF No. 175] as dated September 8, 1998.

Debtor Obligor	Counterparty Name	Description of Contract
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010308 dated March 27, 2017
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010313 dated January 3, 2018
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010316 dated January 29, 2018
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010317 dated January 29, 2018
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010319 dated February 12, 2018
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010320 dated February 12, 2018
Balducci's Holdings LLC	American Leasing Corporation	Supplementary Agreement Lease #R010321 dated June 29, 2018
Kings Super Markets, Inc.	Aspire Technologies Partners	Quote for VMware One Year Renewal, dated as of September 13, 2019
Kings Super Markets, Inc.	Aspire Technologies Partners	Quote for IntelliFlash, dated as of July 8, 2019
Kings Super Markets, Inc.	Aspire Technology Partners, LLC	Varonis Term Master License Agreement, dated as of June 9, 2020
Kings Super Markets, Inc.	Aston Carter	Services Agreement dated May 1, 2019 ³
Kings Super Market, Inc.	ATSG (Mimecast North America, Inc.)	Proposal for Cloud Subscription Renewal, dated April 4, 2019
KB US Holdings, Inc.	Avalara, Inc.	Sales Order, dated as of September 10, 2019
Kings Super Markets, Inc.	Banc of America Merchant Services, LLC	Master Services Agreement, dated as of May 3, 2011 and all Amendments thereto
Balducci's Holdings LLC	Banc of America Merchant Services, LLC	Master Services Agreement, dated as of May 3, 2011 and all Amendments thereto
Balducci's Holdings LLC; Kings Super Markets, Inc.	Bandwave Systems, LLC	Multi-site IT Service Renewal dated as of 5/14/2018
Kings Super Markets, Inc.	BB.one	Merchant Services Agreement dated as of 6/10/2014 (Store #59)
Kings Super Markets, Inc.	BB.one	Merchant Services Agreement dated as of 6/10/2014 (Store #66)
Kings Super Markets, Inc.	Beverage Department, LLC	Sublease Agreement, dated as of June 18, 2014
Kings Super Markets, Inc.	Blackboard Inc.	Merchant Services Agreement (Store 59), dated as of June 10, 2014
Kings Super Markets, Inc.	Blackboard Inc.	Merchant Services Agreement (Store 66), dated as of June 10, 2014
Kings Supermarket	Budd-Morgan Central Station Alarm Company, Inc.	Alarm Services Agreement, dated as of June 17, 2014 and all Amendments thereto
Kings Super Markets, Inc. Balducci's Holdings LLC	Bunzl Distribution Northeast, LLC	Supply Agreement, dated as of February 19, 2018

³ Subject to entry of an order in connection with the *Debtors' Motion for Entry of an Order Authorizing Assumption and Assignment of Executory Contracts to Acme Markets, Inc.* [ECF No. 498].

Debtor Obligor	Counterparty Name	Description of Contract
Kings Super Markets, Inc. Balducci's Holdings LLC	Bunzl Distribution Northeast, LLC	Supply Agreement, dated as of March 8, 2018, as amended
Kings Super Markets, Inc. Balducci's Holdings LLC	Bunzl Distribution Northeast, LLC	Supply Agreement, dated as of March 8, 2018, as amended
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Bynder LLC	Services Agreement, dated as of August 27, 2019
Kings Supermarkets, Inc.	Carlton Technologies, Inc.	Equipment Servicing Agreement, dated as of January 30, 2020
Kings Super Markets, Inc.	Carlton Technologies, Inc.	Equipment Servicing Agreement, dated as of March 1, 2020
Kings Super Markets, Inc.	CaterXpress Pty Ltd	Catering Management Software Licensing and Service Agreement, dated as of June 23, 2019
Balducci's Holdings LLC	CaterXpress Pty Ltd	Catering Management Software Agreement, dated as of March 18, 2019
Balducci's Holdings LLC	CaterXpress Pty Ltd	Catering Management Software Licensing and Service Agreement, dated as of June 23, 2019
Kings Super Markets, Inc.	CaterXpress Pty Ltd	Catering Management Software Agreement, dated as of April 9, 2018
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Cedars Mediterranean Foods	Scan-Based Trading Agreement, dated as of April 24, 2019
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Certegy Check Services, Inc.	Welcome Check Warranty Agreement, dated as of May 22, 2014
Kings Super Markets, Inc. Balducci's Holdings LLC	Chex Finer Foods, Inc.	Supply Agreement, dated as of January 10, 2019
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Cisco Systems, Inc.	End User License Agreement, dated April 11, 2019 and all Amendments thereto
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Cortel Technologies	Assurance Agreement Policy, dated as of December 19, 2019 and all Amendments thereto
Kings Super Markets, Inc.	Data Storage Corporation	Master Service Agreement, dated as of December 20, 2017
Kings Super Markets, Inc.	Deep Instinct, Inc.	Quotation, dated as of August 29, 2018
Kings Super Markets, Inc.	Everbank Commercial Finance, Inc.	Lease Agreement, dated as of October 20, 2016
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Freshworks, Inc.	IT Service Management Invoice, dated June 17, 2020
Kings Supermarkets, Inc.	Fujitsu America, Inc. f/k/a ICL Retail Systems a Division of Fujitsu-ICL Systems, Inc.	Equipment, Software, Maintenance Services, and Professional Services Master Agreement, dated as of April 30, 1999 and all Amendments thereto
Kings Super Markets, Inc. (d/b/a Kings Food Markets)	FYI Solutions	Alteryx Software Contract dated October 15, 2018

Debtor Obligor	Counterparty Name	Description of Contract
Kings Inc.	GA Communications, Inc. d/b/a PureRED	Digital Chain Circular Agreement, dated as of April 1, 2019
Kings Inc. (Kings Super Markets, Inc.)	GA Communications, Inc. d/b/a PureRED	Server Hosting and Circular Maintenance Agreement, dated as of April 1, 2019
Kings Inc. (Kings Super Markets, Inc.) Balducci's Holdings LLC	GA Communications, Inc. d/b/a PureRED	Weekly Circular Agreement, dated as of April 1, 2019
Kings Inc. (Kings Super Markets, Inc.)	GA Communications, Inc. d/b/a PureRED	Email Maintenance Agreement, dated as of April 1, 2019
Kings Inc. (Kings Super Markets, Inc.)	GA Communications, Inc. d/b/a PureRED	Website Maintenance Agreement, dated as of April 1, 2019
Kings Inc. (Kings Super Markets, Inc.) Balducci's Holdings LLC	GA Communications, Inc. d/b/a PureRED	Weekly Circular Agreement, dated as of July 1, 2019
Kings Inc. (Kings Super Markets, Inc.)	GA Communications, Inc. d/b/a PureRED	Email Maintenance Agreement, dated as of July 1, 2019
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	GA Communications, Inc. d/b/a PureRED	Website Redesign Agreement, dated as of August 27, 2019
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	GrocerKey, Inc.	Subscription Services Agreement, dated as of April 1, 2019
Balducci's Holdings LLC	Grubhub Holdings Inc.	Vendor Agreement, dated as of August 24, 2018
Kings Super Markets, Inc. (d/b/a Kings Food Markets)	Grubhub Holdings Inc.(d/b/a Tapingo, Inc.)	Services Agreement, dated as of August 31, 2020
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Havana Roasters Coffee Inc.	Scan-Based Trading Agreement, dated as of October 7, 2019
Kings Super Markets, Inc.	HelpSystems, LLC	Vendor Agreement, dated as of February 4, 2020 and all Amendments thereto and Click-through EULA software agreement; accepted upon download.
Kings Super Markets, Inc.	Hewlett-Packard Financial Services Company	Business Lease Agreement, dated as of May 21, 2020
Kings Super Markets, Inc.	HiTouch Business Service (d/b/a IT Simplify)	Managed Print Services Agreement, dated as of December 4, 2018
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	HiTouch Business Services d/b/a ITSimplify	Short-Term Rent to Buy Agreement, dated as of December 10, 2018
Balducci's Holdings LLC	Host International, Inc.	License Agreement dated as of March 15, 2017 and Supply and License Agreement as of December 11, 2006
Kings Super Markets, Inc.	ICL Retail Systems	IT Master Vendor Agreement dated as of 4/30/1999
Kings Super Markets, Inc.	Imperial Distributors, Inc.	Vendor Agreement, dated as of October 27, 2014

Debtor Obligor	Counterparty Name	Description of Contract
Kings Super Markets, Inc.	InComm Financial Services, Inc.	Appointment Agreement for Payment Services, dated as of November 15, 2017
Kings Super Markets, Inc.	Infor (US), Inc.	SaaS Order Form, dated as of March 29, 2016 and all Amendments thereto
Kings Super Markets	IntelePeer Cloud Communications LLC	Master Services Agreement, dated as of March 15, 2019
Kings Super Markets, Inc.	Interactive Communications International, Inc.	Master Distribution and Service Agreement, dated as of November 17, 2017
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Intersection Media, LLC	Advertising Vendor Agreement, dated March 2, 2020
Kings Super Markets, Inc.	Invatron Systems Corp., Invatron Systems USA Corp.	Software Agreement dated April 15, 2015 and all Amendments thereto
Kings Super Markets, Inc.	J.K. Wines, Inc.	Sublease Agreement, dated as of September 12, 2011 and all Amendments thereto
KB Holding, Inc. Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Kaseya	Quote #Q-288103, dated as of June 29, 2020
Kings Super Markets, Inc.	Kronos Inc.	Sales, Software License and Services Agreement, dated August 11, 2009 and all Amendments thereto
Kings Super Markets, Inc.	KSM Morristown (NJ) QRS 16-79, Inc.	Services Agreement dated December 8, 2008
KB US Holdings, Inc.	LeaseQuery, LLC	Subscription Agreement, dated as of March 5, 2019
Sutton Place Group LLC	Lexmark dba Access Via	Customer Agreement with Standard T&Cs, License T&Cs, Professional Services T&Cs plus integration and support service SOWs ⁴
Balducci's Holdings LLC	Lexmark International Incorporated	Vendor Agreement, dated as of October 15, 2019
Kings Super Markets	Lightpath	IT Services Agreement dated as of 5/12/2016
Kings Super Markets, Inc. Balducci's Holdings LLC	Maplebear Inc. (d/b/a Instacart)	Services Agreement, dated October 6, 2017 and all Amendments thereto
AG Kings Holdings Inc.	Marks and Spencer P.L.C.	Stock Purchase Agreement, dated as of March 30, 2006 ⁵
Kings Super Markets, Inc.	Mercato	Merchant Participation Confirmation, October 26, 2020 and Merchant Terms and Alcohol Addendum ⁶

⁴ Subject to entry of an order in connection with the *Debtors' Motion for Entry of an Order Authorizing Assumption and Assignment of Executory Contracts to Acme Markets, Inc.* [ECF No. 498].

⁵ Subject to entry of an order of the Bankruptcy Court approving assumption and assignment to Acme.

⁶ Subject to entry of an order in connection with the *Debtors' Motion for Entry of an Order Authorizing Assumption and Assignment of Executory Contracts to Acme Markets, Inc.* [ECF No. 498].

Debtor Obligor	Counterparty Name	Description of Contract
Kings Super Markets, Inc.	MHC Software, Inc.	Software License Agreement, dated December 3, 2015
Kings Super Markets, Inc.	Microsoft Corporation	Volume Licensing Agreement, dated September 21, 2017 and all Amendments thereto
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	<u>Monday.com</u> Ltd	Sales Order Agreement, dated December 3, 2019
Balducci's Holdings LLC	NCR	Order Form Agreement, dated January 23, 2017 and all Amendments thereto (Store #315 – Rye Brook)
Kings Super Markets, Inc. Balducci's Holdings LLC	Net Access	Service Agreement, dated April 9, 2015 and all Amendments thereto
Kings Food Markets, Inc.	Occupational Safety and Health Administration	Settlement Agreement dated as of 3/22/2019 and all Amendments thereto
KB Holding, Inc.	Okta, Inc.	Master Subscription Agreement, dated as of July 16, 2019
Kings Super Markets, Inc.	Paperless Pay Corporation	Online Services Agreement, dated as of May 11, 2018
Kings Super Markets, Inc.	Park Place Technologies	Support Contract, dated as of August 7, 2020
Kings Super Markets, Inc.	PC Connection Sales Corp. (Adobe Renewal)	Adobe Software Agreement, dated as of July 15, 2020
Kings Super Markets, Inc.	PC Connection Sales Corp. (Unitrends)	Unitrends Software Agreement, dated as of April 23, 2018
Balducci's Holdings LLC	PNC Equipment Finance, LLC	Equipment Lease Agreement, dated as of July 11, 2018
Kings Super Markets, Inc. Balducci's Holdings LLC	Premiere Response, LLC	Customer Contact Services Agreement, dated as of October 18, 2013 and all Amendments thereto
Kings Super Markets, Inc.	ProData Computer Services	Software Maintenance Agreement dated December 13, 2019
Kings Super Markets, Inc.	Progress Software /Ipswitch, Inc.	License and Service Agreement, dated December 16, 2019
Kings Super Markets, Inc.	Quotient Technology Inc.	Vendor Agreement, dated as of August 27, 2019 and all Amendments thereto
Kings Super Markets, Inc.	Rackspace US, Inc.	Hosting Services Agreement, dated November 2013
Balducci's Holdings LLC	Rackspace US, Inc.	Hosting Services Agreement, dated November 2013
Kings Super Markets	Retail Data Systems Northeast	Software Maintenance and Support Agreement, dated March 30, 2018
Balducci's Holdings LLC	Retalix USA, Inc.	Hosting Services Agreement, dated January 29, 2013
Kings Super Markets, Inc.	Retalix USA, Inc.	Hosting Services Agreement, dated June 11, 2014 ⁷

⁷ Listed in the *Notice to Contract Counterparties to Potentially Assumed Executory Contracts and Unexpired Leases* [ECF No. 175] as dated January 29, 2013.

Debtor Obligor	Counterparty Name	Description of Contract
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 20, 2012 (Store #310)
Kings Super Markets, Inc.	Retalix USA, Inc.	Subscription Agreement, dated December 29, 2010
Kings Super Markets, Inc.	Retalix USA, Inc.	License Transfer Agreement for Software License Agreement from #52 to #67, dated March 14, 2013
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 20, 2012 (Store #116)
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 3, 2012 (Store #202 – John Hopkins)
Kings Super Markets, Inc.	Retalix USA, Inc.	Software License Agreement, dated June 28, 2013
Kings Super Markets, Inc.	Retalix USA, Inc.	Software License Agreement, dated June 11, 2012 (Store #68)
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 20, 2012 (Store #102)
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 20, 2012 (Store #103)
Kings Super Markets, Inc.	Retalix USA, Inc.	Software License Agreement, dated September 30, 2011 and all Amendments thereto (Store #201)
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 20, 2012 (Store #311)
Balducci's Holdings LLC	Retalix USA, Inc.	Software License Agreement, dated February 20, 2012 (Store #314)
Kings Super Markets, Inc. Balducci's Holdings LLC	RLB Food Distributors, L.P. (d/b/a FreshPro Food Distributors)	Supply Distribution Agreement for Produce, dated as of August 21, 2020 and all Amendments thereto
Kings Super Markets, Inc. Balducci's Holdings LLC	RLB Food Distributors, L.P. (d/b/a FreshPro Food Distributors)	Supply Distribution Agreement for Deli dated as of August 21, 2020 and all Amendments thereto
Kings Super Markets, Inc.	Rocket Software Inc	Maintenance Agreement, dated as of July 8, 2020
Kings Super Markets, Inc.	Scala, Inc.	Master Services Agreement, dated April 2, 2018
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Sellr Technologies, Inc.	Digital Platform Agreement, dated November 11, 2019
Kings Super Markets, Inc. (d/b/a Kings Food Markets, Inc.)	Shutterstock, Inc.	Visual Content License Agreement, dated as of May 18, 2020
Kings Super Markets, Inc.	SME Co., Inc. (f/k/a SME Distributing Co., Inc.)	Sublease Agreement, dated as of August 26, 1988 and all Amendments thereto
Kings Super Markets	Staples (d/b/a Dex Imaging Inc)	Lease Payout Agreement, dated as of July 15, 2020
Kings Super Markets, Inc.	Sushi Maru Express, Inc.	Service Agreement, dated as of October 29, 2013

Debtor Obligor	Counterparty Name	Description of Contract
Kings Supermarkets, Inc.	Symphony EYC, LLC	Maintenance Agreement, dated as of December 4, 2019
Balducci's Holdings LLC	Synergy International	Service Agreement, dated September 1, 2020
KB Holding, Inc.	The Paciello Group, LLC	Master Consulting Agreement, dated as of May 29, 2020
Kings Super Markets, Inc.	United Food and Commercial Workers Local 342	Memorandum of Agreement, dated as of July 17, 2020
Kings Super Markets, Inc.	United Food and Commercial Workers Local 342	Collective Bargaining Agreement effective from September 6, 2015 to September 8, 2018
Kings Super Markets, Inc.	United Food and Commercial Workers Union Local 1245	Union Agreement dated as of 11/19/2017
Kings Super Markets, Inc.	United Food and Commercial Workers Union Local 1500	Union Agreement dated as of 9/27/2015 and all Amendments thereto
Kings Super Markets, Inc.	United Food and Commercial Workers Union Local 371	Union Agreement dated as of 11/29/2015 and all Amendments thereto
Kings Super Markets, Inc.	United Food and Commercial Workers Union Local 371	Memorandum of Agreement, dated as of May 27, 2019
Kings Super Markets, Inc.	United Food and Commercial Workers Union Local 464A	Union Agreement dated as of 6/19/2016
Balducci's Holdings LLC; Kings Super Markets, Inc.	Wakefern Food Corporation	Supply Agreement dated as of 10/1/2018
Kings Supermarkets	Westwood Banana Co.	Customer Program Agreement, dated as of May, 22 2020
Kings Super Markets, Inc.	Xerox Financial Services LLC	Lease Agreement, dated as of December 4, 2019
Kings Super Markets, Inc. Balducci's Holdings LLC	Zeta Global, LLC	Service Agreement, dated as of April 1, 2019
Kings Super Markets, Inc. Balducci's Holdings LLC	Zurka Interactive LLC	Website Design Contract, dated May 21, 2020 and all Amendments thereto

Assumed Leases

Debtor Obligor	Counterparty Name	Description of Contract
Balducci's Connecticut, LLC	Asana Partners	Lease Agreement dated as of January 6, 1993, between Balducci's Connecticut, LLC (as successor to Sutton Hay Day, LLC f/k/a Sutton Hay Day, Inc., successor to Hay Day, Inc.) and Asana Partners (as successor to CapFor Westport, LLC, successor to 157 Easton Road Corp., successor to Arnold Kaye), as amended by that First Amendment to Lease, dated June 1, 1996, as further amended by that Second Amendment to Lease, dated September 19, 2002, as further amended by that Third Amendment to Lease dated May 15, 2003, as amended and assigned by Amendment, Assignment and Assumption of Lease and Landlord Consent and Estoppel Agreement, dated April 15, 2009, as amended by that First Amendment to Amendment, Assignment and Assumption of Lease and Landlord Consent and Estoppel Agreement, dated August 5, 2011, as amended by that Amendment, dated March 14, 2014, as further amended by that Tenant Notification, dated January 12, 2018 (Westport, CT).
Balducci's New York, LLC	BeBelle Realty, LLC	Indenture of Lease, dated as of August 11, 1993, between Balducci's New York, LLC (as successor to Hay Day, Inc.) and BeBelle Realty, LLC, as amended by that Amendment, Assignment, Assumption of Lease, Landlord Consent and Estoppel Agreement, dated as of April 13, 2009, as further amended by that Modification and Extension of Lease, dated as of May 31, 2016 (Scarsdale, NY).
Kings Super Markets, Inc.	BIT Holdings Fifty-One, Inc.	Pluckemin Shopping Center Lease, dated as of January 1987, between Kings Super Markets, Inc. and BIT Holdings Fifty-One, Inc. (as successor to Sammis Laguna Ltd.), as amended by that Lease Modification, dated as of February 22, 1988, as further amended by that Second Amendment, dated as of October 10, 1991, as further amended by that Third Amendment, dated as of April 29, 1995, as further amended by that Letter Agreement, dated as of June 29, 2004, as further amended by that Letter Agreement, dated as of February 28, 2006, as further amended by that Sixth Amendment, dated as of December 31, 2010, as supplemented by that notice of transition of management, dated as of July 27, 2015 (Bedminster, NJ).

Debtor Obligor	Counterparty Name	Description of Contract
Kings Super Markets, Inc.	CBRE acting as court appointed receiver on behalf of 200-700 Lanidex Associates, L.P	Master Lease Agreement and all Amendments thereto (subject to a negotiated lease amendment between the lease counterparty and Acme) ⁸
Balducci's Virginia, LLC	CH Sullyfield Associates, LLC, Randon Sullyfield, LLC and CH South Washington Associates, LLC	Retail Lease Agreement, dated as of November 19, 1987, between Balducci's Virginia, LLC (as successor to Sutton Place Gourmet, III, LLC, as successor to Sutton Place Gourmet (VA), Inc., trading as Balducci's) and CH Sullyfield Associates, LLC, Randon Sullyfield, LLC and CH South Washington Associates, LLC (as successor to Glenborough South Washington, LLC, successor to Franklin Associates Limited Partnership), as amended by the letter of confirmation, dated as of November 18, 1987, as further amended by the letter of confirmation, dated as of May 11, 1990, as further amended by that Amendment, dated as of October 31, 1991, as further amended by that Second Amendment, dated as of October 30, 2003, as further amended by that Third Amendment, dated as of April 13, 2009, as further amended by that Fourth Amendment, dated as of July 29, 2010, as further amended by that Fifth Amendment, dated as of January 14, 2011, as further amended by that Sixth Amendment, dated as of November 8, 2011, as further amended by that Seventh Amendment, dated as of February 27, 2013 and License Agreement for Roof Top Antenna, dated as of July 13, 1995 and Storage Space Lease, dated as of June 1, 1989, as further amended by that Eighth Amendment, dated as of December 10, 2014, as further amended by that Tenant Estoppel Certificate, dated as of December 15, 2014, as further amended by that Notice of Change in Ownership and Property Management, dated October 17, 2019 (Alexandria, VA).
Kings Super Markets, Inc.	Crescent Center Associates	Lease Agreement, dated as of December 24, 1996, between Kings Super Markets, Inc. and Crescent Center Associates, as amended by that First Amendment, dated as of July 2, 1997, as further amended by that Second Amendment, dated as of November 19, 2013 (Florham Park, NJ).
Balducci's Connecticut, LLC	Cross Saw-Mill, LLC	Triple Net Commercial Lease, dated as of June 26, 2001, between Balducci's Connecticut, LLC (as successor to Sutton Place Gourmet, Inc.) and Cross Saw-Mill, LLC (as successor to J.A. Tulip, LLC), as amended by that First Amendment, dated as of

⁸ Subject to entry of an order in connection with the *Debtors' Motion for Entry of an Order Authorizing Assumption and Assignment of Unexpired Lease to Acme Markets, Inc.* [ECF No. 471].

Debtor Obligor	Counterparty Name	Description of Contract
		November 1, 2004, as further amended by that Amendment, Assignment, Assumption of Lease, Landlord Consent and Estoppel, dated as of April 16, 2009, as further amended by that Third Amendment to Lease, dated as of July 2010, as further amended by that Fourth Amendment to Lease, dated as of September 28, 2011, as further amended by that Letter Agreement, dated as of October 2, 2012, as further amended by that Fifth Amendment, dated as of February 28, 2015 (Greenwich, CT).
Kings Super Markets, Inc.	Dels Holding, LLC	Lease Agreement, dated as of December 19, 1997, between Kings Super Markets, Inc. and Dels Holding, LLC (as successor to Princeton Meadows, Holdings, LLC, successor to Dels Village Associates), as amended by that First Amendment to Lease Agreement, dated as of July 21, 2000, as further amended by that Second Amendment to Lease Agreement, dated as of December 18, 2014, as further amended by that Third Amendment to Lease Agreement, dated as of June 1, 2016, as further amended by that Tenant Estoppel Certificate, dated as of November 25, 2019, as further amended by that Fourth Amendment to Lease Agreement, dated as of December 3, 2019 (Boonton, NJ).
Balducci's Maryland, LLC	Federal Realty Investment Trust	Lease Agreement, dated as of April 25, 1984, between Balducci's Maryland, LLC (as successor to Sutton Place Gourmet II, Inc.) and Federal Realty Investment Trust, as amended by that Addendum dated as of August 25, 1984, as further amended by that Lease Modification dated as of March 16, 1987, as further amended by that Second Lease Modification dated as of December 4, 1987, as further amended by that Lease Extension and Third Modification Agreement dated as of November 11, 1999, as further amended by that Fourth Lease Modification dated as of February 4, 2005, as further amended by that Fifth Modification Agreement dated as of April 15, 2009, as further amended by that Letter Agreement dated as of February 19, 2010 (Bethesda, MD).
Kings Super Markets, Inc.	Garwood Mall Associates	Lease Agreement, dated as of August 6, 2007, between Kings Super Markets, Inc. and Garwood Mall Associates (Garwood, NJ).
Kings Super Markets, Inc.	Harvey Caplan and Douglas Friedrich, successor Co-Trustees	Lease Agreement, dated as of January 28, 1974, between Kings Super Markets, Inc. and Harvey Caplan and Douglas Friedrich, successor Co-Trustees under Trust Indenture dated as of October 15, 1973 (successors to Maurice M. Weill), as amended by that First Supplement to Lease, dated as of June 24, 1975, as further amended by that

Debtor Obligor	Counterparty Name	Description of Contract
		Agreement, dated as of October 17, 1975, as further amended by that Third Amendment, dated as of September 17, 1990, as further amended by that Fourth Amendment, dated as of February 8, 2010 (Chatham, NJ).
Kings Super Markets, Inc.	KSM Cresskill (NJ) QRS 16-80, Inc.	Lease Agreement, dated as of April 28, 2006, between Kings Super Markets, Inc., and AG Kings Cresskill LLC, as amended and restated by Amended and Restated Lease Agreement, dated as of December 28, 2007, between Kings Super Markets, Inc. and KSM Cresskill (NJ) QRS 16-80, Inc., as further amended by First Amendment to Amended and Restated Lease Agreement, dated as of April 3, 2017, between KSM Cresskill (NJ) QRS 16-80, Inc. and Kings Super Markets, Inc. (Cresskill, NJ).
Kings Super Markets, Inc.	KSM Livingston (NJ) QRS 16-76, Inc.	Amended and Restated Lease Agreement, dated as of December 28, 2007, between Kings Super Markets, Inc. and KSM Livingston (NJ) QRS 16-76, Inc., as further amended by First Amendment to Amended and Restated Lease Agreement, dated as of April 3, 2017, between KSM Livingston (NJ) QRS 16-76, Inc. and Kings Super Markets, Inc. (Livingston, NJ).
Kings Super Markets, Inc.	KSM Montclair (NJ) QRS 16-78, Inc.	Lease Agreement, dated as of April 28, 2006, between Kings Super Markets, Inc., and AG Kings Montclair LLC, as amended and restated by Amended and Restated Lease Agreement, dated as of December 28, 2007, between Kings Super Markets, Inc. and KSM Montclair (NJ) QRS 16-78, Inc., as further amended by First Amendment to Amended and Restated Lease Agreement, dated as of April 3, 2017, between KSM Montclair (NJ) QRS 16-78, Inc. and Kings Super Markets, Inc. (Montclair, NJ).
Kings Super Markets, Inc.	KSM Morristown (NJ) QRS 16-79, Inc.	Lease Agreement, dated as of April 28, 2006, between Kings Super Markets, Inc., and AG Kings Morristown LLC, as amended and restated by Amended and Restated Lease Agreement, dated as of December 8, 2008, between Kings Super Markets Inc. and KSM Morristown (NJ) QRS 16-79, Inc., Assignment and Assumption of Lease, dated as of December 8, 2008, between Kings Super Markets Inc. and KSM Morristown (NJ) QRS 16-79, Inc., as further amended by First Amendment to Amended and Restated Lease Agreement, dated as of April 3, 2017, between KSM Morristown (NJ) QRS 16-79, Inc. and Kings Super Markets, Inc. (Morristown, NJ).
Kings Super Markets, Inc.	KSM Summit (NJ) QRS 16-75, Inc.	Lease Agreement, dated as of April 28, 2006, between Kings Super Markets, Inc., and AG Kings

Debtor Obligor	Counterparty Name	Description of Contract
		Summit LLC, as amended and restated by Amended and Restated Lease Agreement, dated as of December 28, 2007, between Kings Super Markets, Inc. and KSM Summit (NJ) QRS 16-75, Inc., as further amended by First Amendment to Amended and Restated Lease Agreement, dated as of April 3, 2017, between KSM Summit (NJ) QRS 16-75, Inc. and Kings Super Markets, Inc. (Summit, NJ).
Kings Super Markets, Inc.	Machine Shop Associates, L.P.	Lease Agreement, dated as of March 19, 1999, between Kings Super Markets, Inc. and Machine Shop Associates, L.P., as amended by that First Amended, dated as of September 20, 2006, as further amended by that Second Amendment, dated as of January 30, 2012 (Hoboken, NJ).
Balducci's Virginia, LLC	McLean Square Associates, G.P.	Lease, dated as of January 30, 1995, between Balducci's Virginia, LLC (as successor to Sutton Mclean Corp.) and Mclean Square Associates, G.P., as amended by that First Amendment, dated as of May 15, 1995, as further amended by that Second Amendment, dated as of May 1, 1996, as further amended by that Third Amendment, dated as of May 31, 2003, as further amended by that Lease Assignment, Assumption and Amendment, dated as of April 15, 2009 (McLean, VA).
Kings Super Markets, Inc.	New Creek II LLC	Sublease, dated as of April 1, 1980, between Kings Super Markets, Inc. and New Creek II LLC (as successor to The Stop & Shop Companies, Inc.) (regarding that underlying Lease, dated as of March 29, 1968, between Stop & Shop, Inc. and Britain Realty Co., Inc.) as amended by that First Amendment of Sublease, dated as of August 10, 1984, as further amended by that Amendment of Lease, dated as of August 20, 1996, as supplemented by that option for additional space, dated as of October 7, 2015 (Short Hills, NJ).
Kings Super Markets, Inc.	New Creek, LLC	Sublease Agreement, dated as of August 3, 1981, between Kings Super Markets, Inc. and New Creek, LLC (as successor to The Stop & Shop Companies, Inc.) (regarding that underlying Lease Agreement, dated as of December 15, 1970, between The Stop & Shop Companies, Inc. and Britain Realty Co., Inc.), as amended by that First Amendment, dated as of October 6, 1981, as amended by that Second Amendment to Lease, dated as of August 31, 2015 (Hillsdale, NJ).
Kings Super Markets, Inc.	Pilgrim Plaza, LLC	Lease Agreement, dated May 4, 1960, between Kings Super Markets, Inc. (as successor to Food Fair Stores, Essex, Inc.) and Pilgrim Plaza, LLC (as successor to Leonard Diener), as amended by that

Debtor Obligor	Counterparty Name	Description of Contract
		Letter Agreement, dated as of August 4, 1960, as further amended by that Amendment of Lease, dated as of May 26, 1971, as further amended by that Amendment, dated as of August 7, 1978, as further amended by that Amendment, dated as of July 27, 1979, as further amended by that Amendment to Lease, dated as of May 18, 1981, as further amended by that Amendment, dated as of March 29, 1985, as further amended by that Amendment and Restatement of Lease, dated as of August 31, 2009 (Verona, NJ).
Kings Super Markets, Inc.	Renaissance Development LLC	Retail Store Lease, dated as of August 27, 1999, between Kings Super Markets, Inc. and Renaissance Development LLC, as amended by that Tenant Estoppel Certificate, dated as of July 15, 2014 (Garden City, NY).
Balducci's Holdings, LLC	Sodexo Management, Inc.	Subcontract Agreement, dated as of October 14, 2010, between Balducci's Holdings, LLC and Sodexo Management, Inc., as amended by that First Amendment to Subcontract Agreement, dated as of January 24, 2012, as further amended by that Assignment and Amendment Agreement, dated as of August 22, 2020 (The Johns Hopkins Hospital).
Kings Super Markets, Inc.	UB Greenwich II-OGCC, LLC	Shopping Center Lease, dated as of September 18, 2012, between Kings Super Markets, Inc. and UB Greenwich II-OGCC, LLC (as successor to Marmah, Incorporated), as amended by that Tenant Estoppel Certificate, dated May 21, 2014, as further amended by that First Amendment and Expansion of Lease, dated as of February 12, 2015 (Old Greenwich, CT).
Kings Super Markets, Inc.	UB Midland Park I, LLC	Lease Agreement, dated as of September 28, 1998, between Kings Super Markets and UB Midland Park I, LLC (as successor to Midpark Hye Partners), as amended by that First Amendment, dated as of March 30, 1999, as further amended by that Second Amendment, dated as of September 1, 1999 (Midland Park, NJ).
Kings Super Markets, Inc.	V-Fee Realty Investment, LLC	Lease, dated as of June 14, 1991, between Kings Super Markets, Inc. and Mendham Investment Co., as amended by that First Amendment to Lease Agreement, dated as of August 24, 2016, between Kings Super Markets, Inc. and V-Fee Realty Investment, LLC (as successor to Mendham Investment Co.) (Mendham, NJ).
Kings Super Markets, Inc.	Wall Valley Associates	Lease Agreement, dated October 18, 2007, between Kings Super Markets, Inc. and Wall Valley Associates, as amended by that Lease Renewal, dated February 23, 2009, as further amended by that

Debtor Obligor	Counterparty Name	Description of Contract
		Lease Renewal Extension, dated March 2, 2011, as further amended by that Lease Renewal, dated January 31, 2019 (Warehouse - Lyndhurst, NJ).
Kings Super Markets, Inc.	Whitehouse Mall, L.L.C.	Lease Agreement, dated as of July 1996, between Kings Super Markets, Inc. and Whitehouse Mall, L.L.C., as amended by that Amendment, dated as of January 8, 1997, as further amended by that Lease Amendment, dated as of June 26, 1998, as further amended by that First Amendment dated as of November 22, 1999 (Whitehouse Station, NJ).
Balducci's Holdings, LLC	Win Ridge Shopping Center-DE, LLC	Lease, dated as of March 3, 2016, by and between Win Ridge Shopping Center-DE, LLC and Balducci's Holdings, LLC (Rye Brook, NY).